

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – December 17, 2003

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, December 17, 2003, at the Township Municipal Building, by Vice Chairman Dave Johnson.

The Pledge of Allegiance to the Flag was led by Jim Connor.

Present: Dave Johnson, Dave Gordon, Jim Connor, Matthew Connell, Richard Rodenbach, Engineer Chris McDermott, Attorney Tim McManus Esq., Helen Beers SEO and David Albright Planning Director.

Absent: Mike Meade, Larry Smith

Minutes: A motion was made by Matthew Connell seconded by Jim Connor to approve the minutes of November 19th 2003 with changes as noted. Motion carried (5-0).

Submittals:

Keystone Auto Sales (Land Development) George Fetcho of Fetchco Inc. and David Quaresimo were present to represent a proposed land development plan for a used auto sales lot. A blue print was brought along to show what the 1100sq. ft. building would look like. As per Chris McDermott's letter regarding the conservation design not being followed George Fetcho will provide a new set of plans January 21st 2004, addressing the conservation design. A motion was made by Richard Rodenbach and seconded by Dave Gordon to accept the plan as a preliminary/final plan for review. The motion carried (5-0). (Plan date 11/6/03) (Received 12/1/03) (Preliminary/Final Accepted 12/17/03)

Merwine, Jean (Minor Subdivision) (Minor Subdivision) Robert G. Beers, P.L.S. was present to propose a plan for a minor subdivision of one lot into two. If approved the 296 acre tract will become a 153 acre residual tract and a new 143 acre tract. As per Chris McDermott he requested a scaled down version of the entire tract of lands but still recommended to move forward with the review. A motion was made by Jim Connor and seconded by Richard Rodenbach to accept the plan for review. The motion carried (5-0). (Plan date 11/28/03) (Received 2/5/03) (Accepted for Review 12/17/03)

Plan Review:

Kreger/Chain (Minor Subdivision) Dennis A. Smale, P.L.S. was not present.

An open-ended waiver was originally completed. The plan is currently under review and a motion was made by Dave Gordon to table the plan and seconded by Richard Rodenbach. The motion carried (5-0). (Plan date 3/14/03) (Received by Township 4/24/03) (Accepted for Review 6/18/03) (Waiver Submitted 8/22/03) (Tabled 9/17/03)

Pleasant Valley High School (Preliminary Land Development Plan) Joe Stachokus of Quad 3 was present to discuss plans. As per Tim McManus's recommendation an open ended waiver was signed. Chris McDermott's letter was addressed and verification from the Zoning Hearing Board's approval for the impervious coverage will be required. Michael Fort from Quad 3 was also present to discuss Fire Chief, Chris Eckert's concerns regarding fire safety. Mr. Fort discussed the design of the ventilation system is to redirect the smoke through hatches out of the

building and the seating arrangement is a means of safety and ease of egress during a fire. The 40ft. high building was another concern and Mr. Fort assured the Planning Commission that access could be obtained through the adjoining building and that all plans follow the International Building Codes. A motion was made by Matt Connell to treat the plan as a preliminary/final submission and was seconded by Jim Connor. The motion carried (5-0). A second motion was made by Matt Connell to approve the preliminary/final plan subject to all engineering comments dated 12/17/03 being addressed; Richard Rodenbach seconded the motion which carried (5-0). (Plan date 9/30/03) (Received 9/30/03) (Accepted for Review 10/15/03) (Tabled 11/19/03) (Approved 12/17/03 contingent upon Engineers 12/17 review letter comments being addressed)

Joshmor Subdivision (Preliminary Major Subdivision) There was no one present from Boucher and James but the 60 day waiver is in affect. A motion was made by Jim Connor and seconded by Dave Gordon to table this plan. The motion carried (5-0). (Plan date 9/30/03) (Received 10/1/03) (Accepted for Review 10/15/03) (60 Day waiver was received 11/19/03) (Tabled 12/17/03)

Majka, Richard (Lot Line Adjustment)

Bill Griner from Achterman presented final plans with two minor provisions to the Planning Commission. The plan is to take 5 existing non-conforming lots in Sherwood Forest and make 3 larger lots. A motion made by Matt Connell and seconded by Dave Gordon to recommend that the Supervisors accept and not require sewage testing at this time. The motion carried (5-0). A second motion was made by Jim Connor and seconded by Richard Rodenbach to approve the plan and recommend the Supervisors accept the modification requests one and two (noted on the final plan), in addition to requiring the front yard setback be increased to 45 ft. The motion carried (5-0). (Plan date 10/1/03) (Received by Township 10/14/03) (Accepted for review 11/19/03) (Approved 12/17/03 with 45 ft. front yard setback)

Chafik, Ahmed (Submission Land Development Plan) Mike Lalli was present to respond to Chris McDermott's letter of December 9th 2003. Chris McDermott indicated he would talk with the Zoning Officer regarding the 30 ft. cartway width. Discussions ensued regarding landscaping, lighting by the street and dumpster screening (minimum 8 ft. in height). Mike Lalli will review issues with his client and discuss how these issues will be handled at the next meeting. A motion was made by Dave Gordon and seconded by Jim Connor to table this plan. The motion carried (5-0). (Plan date 9/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03)

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Mike Lalli made a request that the plan be tabled at this time. Dave Gordon made a motion and it was seconded by Richard Rodenbach to table the plan.. The motion carried (5-0). (Plan date 8/2003) (Received 11/10/03) (Accepted for Review 11/19/03) (Tabled 12/17/03)

Business from the Planning Department Dave Albright asked the commission members to consider 2004 Planning Commission meeting dates and times. The general consensus from members present was to continue holding the meetings on the third Wednesday of the month at 7:30pm.

Chestnuthill Township along with Peter Wulforst, Economic & Community Development Agent of Penn State Cooperative Extension & Pennsylvania Planning Association-Northeast Section will be conducting a Course for Planning Commissioner members in March holding once a week sessions for three consecutive weeks from 6:30pm – 9:30pm.

Public Comment

Chris Burgu - is a resident who lives adjacent to the Chafik strip mall. Mr. Burgu's concern is with stormwater flowing onto Swiftwater Road. A suggestion was made that he attend the next Supervisor's meeting.

Plans to be Signed

Samuel M. & Carolyn S. D'Allessandro Sewage Planning Modules – DEP Code #2-45904417-2. Helen Beers, SEO presented the planning modules. Jim Connor made a motion that the Sewage Planning Module not be approved because the Planning Commission is not in receipt of a land development, subdivision plan or other project submittal. The motion was seconded by Matt Connell and carried (5-0).

Adjournment:

There being no further business, on a motion by Matt Connell, and seconded by Dave Gordon, it was voted to adjourn at 10:00p.m. The motion carried (5-0).

Respectfully submitted,

Jeanette Sanchez
Recording Secretary